



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

February 03, 2014  
1401-DP-03 & 1401-SPP-02  
Exhibit 1

**Petition Number:** 1401-DP-03 & 1401-SPP-02

**Subject Site Address:** South of 161<sup>st</sup> Street, West of Oak Ridge Road, and North of 156th

**Petitioner:** Matt Lohmeyer – Pulte Group

**Request:** Development Plan Review and Primary Plat review for 128 single family residential lots on approximately 63 acres in the Enclave and Springs at Viking Meadows PUD.

**Current Zoning:** Enclave and Springs at Viking Meadows PUD  
Underlying Zoning is SF-2

**Current Land Use:** Vacant/Agricultural

**Approximate Acreage:** Approximately 63.07 acres

**Exhibits:** 1. Staff Report  
2. Aerial Location Map  
3. Petitioners Plans

**Zoning History:** Enclave and Springs at Viking Meadows PUD (Ord. 13-16)

**Staff Reviewer:** Sarah L. Reed, AICP

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**Procedural**

- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
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### Project Overview

The proposal is for the development and platting of a 128 lots in a single-family residential subdivision (the "Proposal"). The subject property is approximately 63.07 acres in size and is zoned "Enclave and Springs at Viking Meadows PUD". The property is located on the west side of Oak Ridge Road, with north and south boundaries of 161<sup>st</sup> Street and 156<sup>th</sup> Street respectively. The property is adjacent to the Oakridge Crossing Subdivision to the west.

The petition was reviewed by the Technical Advisory Committee at its December 17, 2013 meeting.

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### Primary Plat Review:

#### WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location– **COMPLIANT**
  - Any street related to the subdivision – **COMPLIANT**
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable**
  - Title, scale, north point and date – **COMPLIANT**
  - Land use adjacent to proposed subdivision and owners names – **COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - **COMPLIANT**
  - Names and addresses of the owner, owners, land surveyor or land planner - **COMPLIANT**
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **COMPLIANT**
  - Easements - locations, widths and purposes – **COMPLIANT**
  - Statement concerning the location and approximate size or capacity of utilities to be installed – **COMPLIANT**
  - Layout of lots, showing dimensions and numbers and square footage - **COMPLIANT**
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - **COMPLIANT**
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – **COMPLIANT**
  - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners – **COMPLIANT**



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- Building setback lines – **COMPLIANT**
- Legend and notes – **COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – **COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely – **Not Applicable to the Petition**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - **COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – **COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary – **COMPLIANT**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable to the Petition**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – **COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Not Applicable to the Petition**



**Westfield-Washington Township Zoning Ordinance Requirements:**

**General Standards 16.04.165 C.**

2. Compliance with all applicable provisions of any Overlay District in which the real estate is located. – **Not Applicable.**

3. Compliance with all applicable provisions of the Subdivision Control Ordinance. – **See “Primary Plat Review” Page 2.**

4. Compliance with all applicable provisions of the Development Plan Review (WC 16.04.165). **See below.**

1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; – **COMPLIANT**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, – **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**

b. Landscaping – See WC 16.06 et seq. – **See Page 6.**

c. Lighting – See WC 16.07 et seq. – **COMPLIANT**

d. Signs – See WC 16.08 et seq. – **Requires a separate permit.**



- e. Building Orientation. – **Will be reviewed at time of building permit.**
- f. Building Materials. - **Will be reviewed at time of building permit.**

#### 5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Suburban Residential. The proposed project is a development consisting of single family detached residential homes both "traditional" and "empty-nester" styles of homes are included in this subdivision. One of the listed Development Policies in the "Suburban Residential New" section of the Comprehensive Plan is to ensure that includes a variety of housing types to serve different family sizes and life situations from entry level to retirement. The proposed project accomplishes this stated policy with a variety of housing types offered by the developer.

- 6. Street and Highway Access – **COMPLIANT**
- 7. Street and Highway Capacity – **COMPLIANT**
- 8. Utility Capacity – **COMPLIANT**
- 9. Traffic Circulation Compatibility – **COMPLIANT**

#### **Enclave and Springs at Viking Meadows PUD Development Standards:**

##### **Section 5. Development Standards.**

- 5.2 Landscaping Buffer Standards along 156th Street, Oak Ridge Road, and 161<sup>st</sup> Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a minimum forty-foot (40') wide common area shall be provided. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), a mound, no less than five (5) feet in height measured from the closest building pad elevation, with the following plantings to be located on the mound: – **Staff is working with the petitioner to ensure compliance**
  - A. A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and - **Staff is working with the petitioner to ensure compliance**
  - B. Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet. - **Staff is working with the petitioner to ensure compliance**
  - C. These plantings may be clustered to present a natural setting. – **COMPLIANT**

- D. The standards set forth in this section replace the otherwise applicable standards of Sections WC 16.06.050(B) and WC 16.06.060 of the Zoning Ordinance. – **COMPLIANT**
- 5.3 Perimeter Fencing along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a black “horse fence” shall be provided consistent in style with the fencing of the existing Viking Meadows development and as shown on the attached Exhibit K (the “Horse Fence”). – **COMPLIANT**
- 5.4 Street Lights. All street lights within the Enclave and Springs shall be consistent with the design and style of street lights within the existing Viking Meadows development and, if located within the right-of-way, then approved by the Department of Economic and Community Development.
- 5.5 Entranceway monuments. All entranceway monuments shall be substantially similar in size, scope, design and materials to the entranceway monuments of the existing Two Gait Community on Oak Ridge Road and as shown on the attached Exhibit L. No corner monumentation will be required. – **COMPLIANT**
- 5.6 Vehicular connection with Helios Subdivision.
- A. Right-of-way for the extension of Apollo Parkway from Helios Subdivision to the Springs shall be dedicated at the time of platting (the “Extension ROW”). The Extension ROW’s width shall be consistent with the Springs’s local streets’ right-of-way. – **COMPLIANT**
- B. At the time the Springs is developed, the Springs’s developer shall install the following within the Extension ROW:
- i. a twenty-foot (20’) wide hard-surface area sufficient for use by emergency response vehicles as depicted on Exhibit B-2; – **COMPLIANT**
  - ii. a gate with a lock and master key lock box (e.g., a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions; – **COMPLIANT**
  - iii. a Horse Fence adjacent to the gate and extending north to the Springs’s north property line and south to a point parallel to the southeastern corner of Lot 33, as identified on Exhibit B-2; – **COMPLIANT**
  - iv. Landscaping along the west side of the Horse Fence to include spruce trees (minimum of 7’ in height at the time of planting and spaced approximately 15’ on center), except no new plantings are required in areas where existing vegetation makes the new plantings impractical or undesirable. – **COMPLIANT**
  - v. Maintenance of the master key lock box, Horse Fence and the landscaping shall be the responsibility of the Viking Meadows Home Owners Association, Inc., as that entity is defined in the Declaration of Covenants, Conditions and Restrictions for Viking Meadows recorded on June 22, 2006, in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 200600035317, as amended (the “Association”).

#### Section 7. Open Space.

- 7.1 Within the Real Estate, there shall be at least four and one-quarter (4.25) acres of open space/green space. – **COMPLIANT**



Section 8. Amenities.

- 8.1 The Viking Meadows amenities shall be available to the Enclave and Springs, and the Enclave and Springs will be part of the Association. – **COMPLIANT**
  - 8.2 The Springs will include a playground area, similar to the area shown on Exhibit H, to be installed within six (6) months after issuance of the first improvement location permit within the Springs section. – **COMPLIANT**
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Staff Comments

1. The submitted plans for 1401-DP-03 & 1401-SPP-02 are fully compliant with Bridgewater PUD (Ordinance 13-16, approved October 14, 2013), with the exception of planting count verification. Staff recommends delegating Final Landscaping Plan approval to the Department.
  2. If any APC member has questions prior to meeting, then please contact Sarah Reed at (317) 503-1220 or [sreed@westfield.in.gov](mailto:sreed@westfield.in.gov).
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Staff Recommendation

Staff recommends approving the petition with the following conditions:

- That the Landscaping Plan be delegated to Staff for compliance prior to approval of a Secondary Plat.
- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.